

03/15/2006



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 3/15/06

Project No.: _____ - PA - _____

Coordinator: Greg Williams

Case No.: 482 PA- 2005

Project Name: 1stBank Holding Comapony at 90th St & Via Linda

Project Location: 8900 East Via Linda, Scottsdale, AZ 85258-5404

Property Details:

☐ Single-Family Residentail ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-3 Commercial Business District Proposed Zoning: C-3

Number of Buildings: One Building Parcel Size: 31.321

Gross Floor Area/Total Units: 4307 S.F.-1 Unit Floor Area Ratio/Density: .231

Parking Required: 20 spaces required Parking Provided: 22 spaces provided

Setbacks: N - None S - 35' ROW E - 35' ROW W - None +

Description of Request:

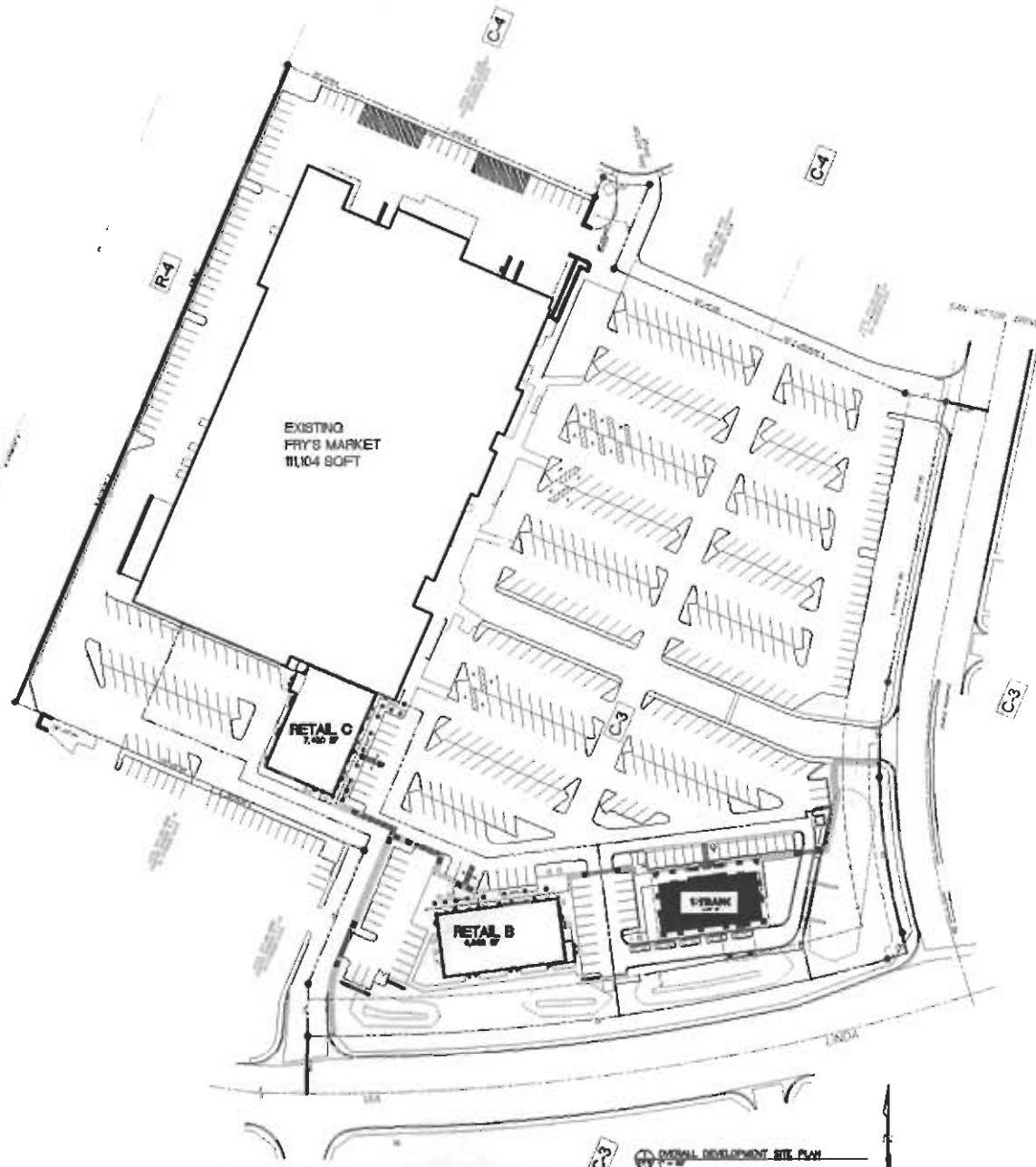
The proposed project is a one-story branch bank of 1stBank totaling approximately 4307 gross square feet of new construction project. Exterior building materials include a stone veneer base with a stucco facade and recessed fixed glass in an aluminum storefront system. The materials and color pallet are compatible with architectural language of the adjacent strip center. Site circulation and parking are oriented towards the interior of the site to screen the parking and allow the proposed building to anchor the corner. Drive lanes, vehicular queuing for an ATM, and parking have been organized in such a way as to both provide a safe and efficient circulation system for drivers and pedestrians, as well as, concealed parked cars from the city roads with low screen walls and landscaping.

The existing site is currently vacant. The most recent use of this site was for an overflow parking lot for the Fry's Shopping Center. This project is a distinct and separate portion of the Design Review Board Submittal # 81-DR-2005. That submittal, designed and constructed by others, seeks to demolish an outdoor seasonal sales area of the existing Fry's and construct two freestanding, 7000 + SF, single story, multi tenant, retail strip centers adjacent to the proposed bank. There are no known unusual characteristics that may restrict or affect this development. The size and scale of the proposed bank is similar in nature to other single use developments in East Via Linda and North 90th Street vicinity. This proposal is compatible with the surrounding area by offering a neighborhood financial service.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

VICINITY MAP



DRY BLANK STREET, DATE: 06/15/06
 DRY BLANK, 100 CHANDLER ROAD, 85000
 85000, 100 CHANDLER ROAD, 85000
 85000, 100 CHANDLER ROAD, 85000
 85000, 100 CHANDLER ROAD, 85000

CONTRACT NO. 81-DR-2005#2
 CONSULTANT: DAVIS PARTNERSHIP ARCHITECTS
 CONSULTING CITY

REVISION	DATE	NO.
DESIGN DEVELOPMENT REVIEW	06/15/06	
REVISION #1	06/15/06	
REVISION #2	06/15/06	

FIRST BANK HOLDING CO.
 90TH ST. / VIA LINDA

8900 EAST VIA LINDA
 SCOTTSDALE, AZ 85258

1ST BANK

OVERALL DEVELOPMENT
 SITE PLAN

DRAWN BY: [blank]
 CHECKED BY: [blank]
 SHEET FILE: 2 OF 13 OVERALL DEVELOPMENT SITE
 SHEET NO. 13

2 OF 13

D.P.A. PROJECT # 81-DR-2005#2

81-DR-2005#2
 REV: 06/15/2006



CONTRACT STREET, SUITE 400
 8800 EAST VIA LINDA, SUITE 400
 SCOTTSDALE, AZ 85258
 TEL: 480.344.1100
 FAX: 480.344.1101

CONTRACT NAME
 CONTRACT ADDRESS
 CONTRACT CITY

REVISION/REVISION	DATE	NO.
DEVELOPMENT REVIEW	06.15.06	
REVISION #1	06.15.06	
REVISION #2	06.15.06	

FIRST BANK HOLDING CO.
 90TH ST. / VIA LINDA
 8900 EAST VIA LINDA
 SCOTTSDALE, AZ 85258

1STBANK

SITE PLAN

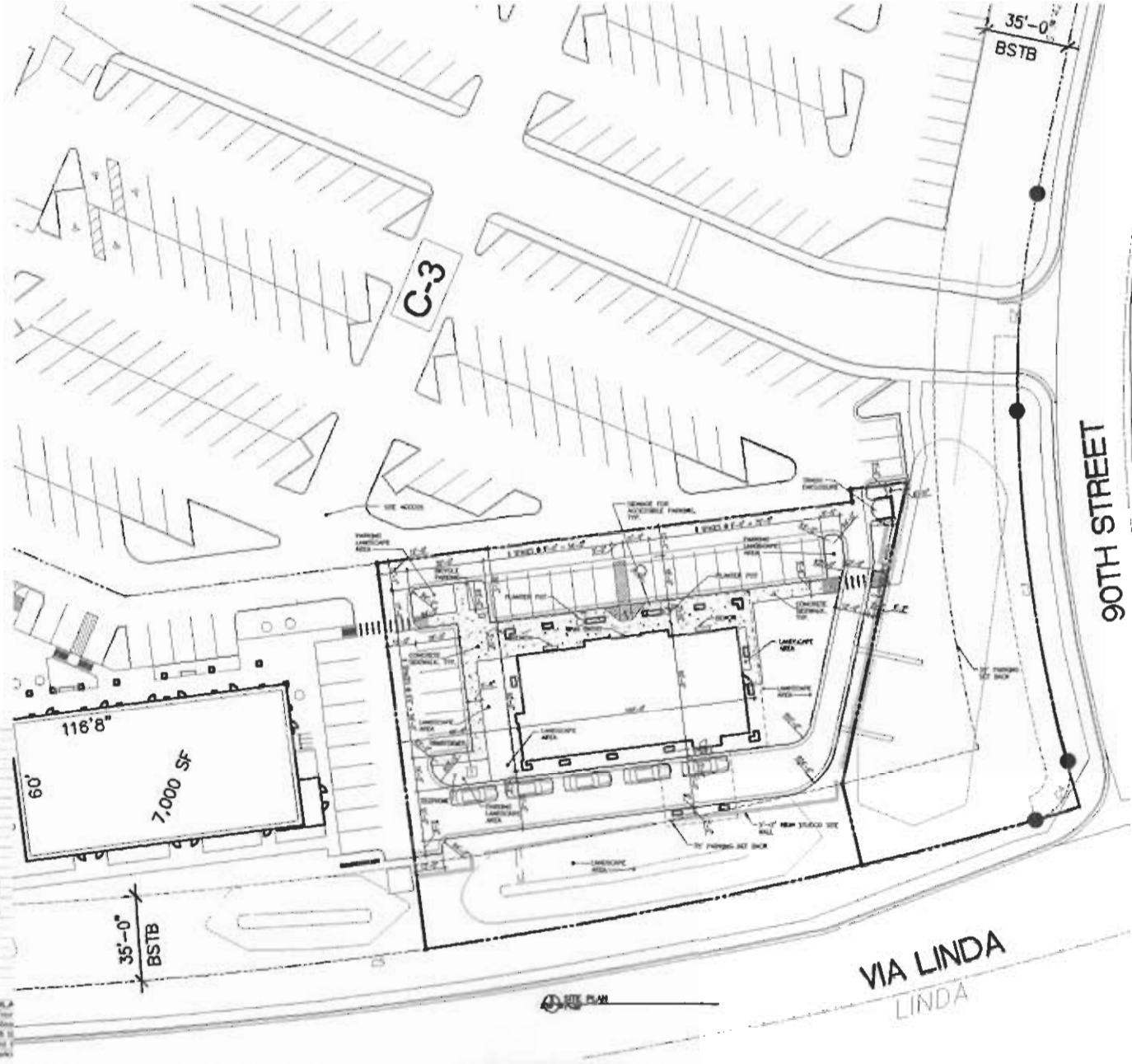
DESIGNED BY: —
 CHECKED BY: —
 SHEET TITLE: 3 OF 13 SITE PLAN
 SHEET NO.: 3 OF 13
 D.P.A. PROJECT # 84252.00.360

CALCULATIONS:

COMMERICAL	27,014 SF
Net Lot Area	31,321 SF
Open Floor Area Allowed	5,000 SF
Open Floor Area Provided	4,487 SF
Building Volume Allowed	220,759 CF
Building Volume Provided	120,596 CF
Number of Units or Lots	
Density Allowed	
Density Provided	
Minimum Lot Size Allowed	35'-0"
Minimum Lot Size Provided	35'-0"
Building Height Allowed	35'-0"
Building Height Provided	35'-0"
Net Floor Area	4,487 SF
Parking Spaces Required	18 SPO/25
Parking Provided On Site	21 SPO/25
Parking Provided Off-Site	164
Total Parking Provided	21 SPO/25
Open Space Required	3,625 SF
Open Space Provided	11,781 SF
Permit Open Space Required	1,912 SF
Permit Open Space Provided	8,851 SF
Parking Lot Landscaping Required	831 SF
Parking Lot Landscaping Provided	903 SF

SET BACKS

REQUIRED	PROVIDED	CALCULATED
35'-0"	35'-0"	Front
0'-0"	12'-0"	Side
0'-0"	12'-0"	Left R.
35'-0"	35'-0"	Right R.
35'-0"	35'-0"	Back



81-DR-2005#2
 REV: 06/15/2006

REVISION	DATE	NO.
DESIGN/CONCEPT REVIEW	05.15.06	1
REVISION #1	05.15.06	2
REVISION #2	05.15.06	3



FIRST BANK HOLDING CO.
90TH ST. / VIA LINDA

8900 EAST VIA LINDA
SCOTTSDALE, AZ

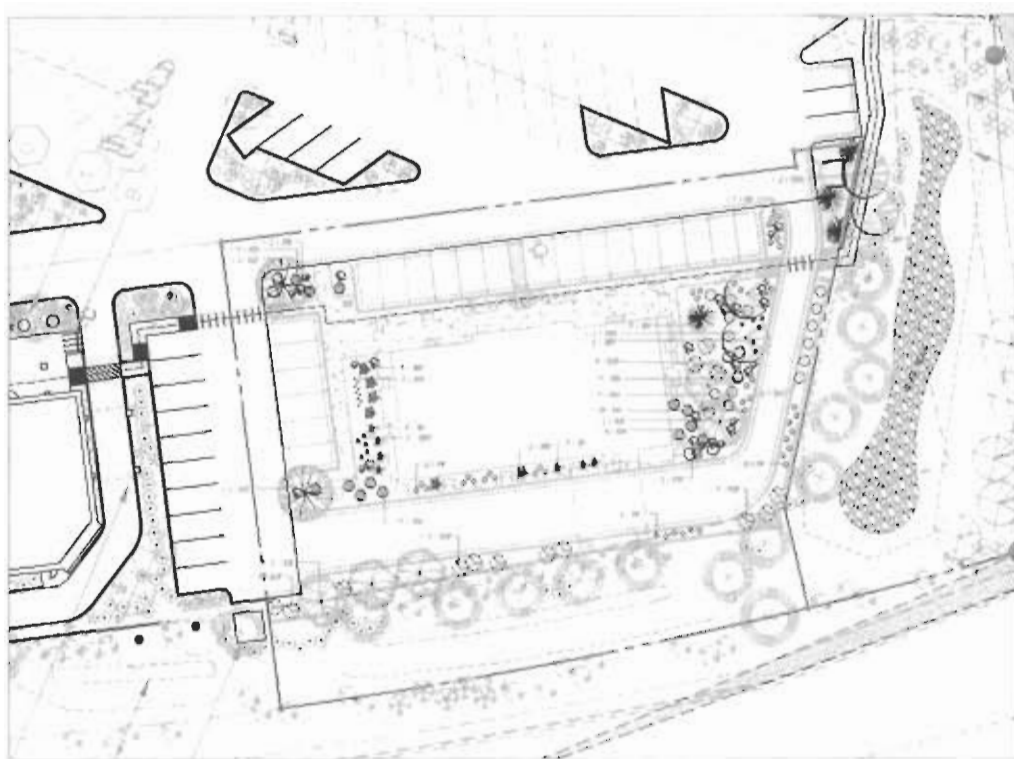


LANDSCAPE PLAN

Drawn by	DATE	REVISION
CHECKED BY	DATE	
INSET FILE		

10 of 13

BP-A 1003001-1 000000

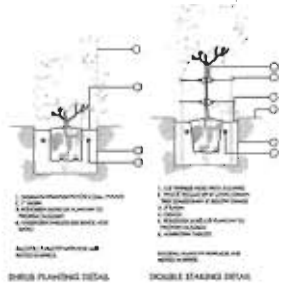
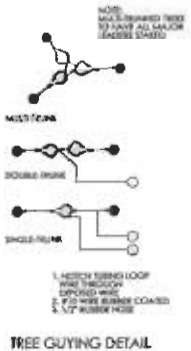


PLANT LIST AND LEGEND

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
●	Small Tree	Small Tree	1' - 2'
○	Medium Tree	Medium Tree	3' - 4'
○	Large Tree	Large Tree	5' - 6'
○	Shrub	Shrub	1' - 2'
○	Groundcover	Groundcover	1' - 2'
○	Perennial	Perennial	1' - 2'
○	Annual	Annual	1' - 2'
○	Grass	Grass	1' - 2'
○	Water Feature	Water Feature	1' - 2'
○	Lighting	Lighting	1' - 2'
○	Path	Path	1' - 2'
○	Wall	Wall	1' - 2'
○	Gate	Gate	1' - 2'
○	Driveway	Driveway	1' - 2'
○	Parking	Parking	1' - 2'
○	Other	Other	1' - 2'

NOTES

- 1. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 2. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 3. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 4. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 5. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 6. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 7. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 8. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 9. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 10. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.



NOTES

- 1. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 2. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 3. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 4. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 5. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 6. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 7. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 8. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 9. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 10. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.

ATTENTION

- 1. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 2. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 3. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 4. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 5. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 6. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 7. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 8. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 9. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 10. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.

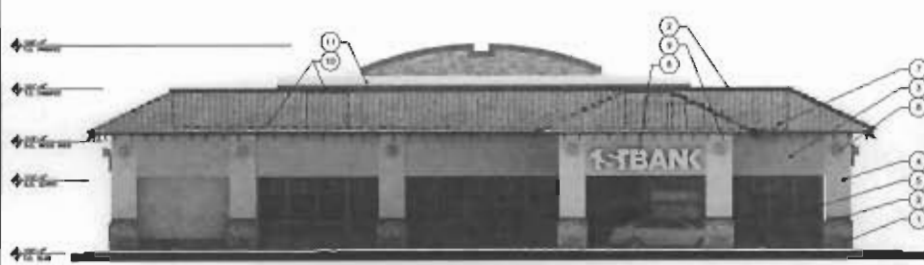
MAINTENANCE NOTE

- 1. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 2. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 3. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 4. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 5. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 6. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 7. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 8. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 9. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 10. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.

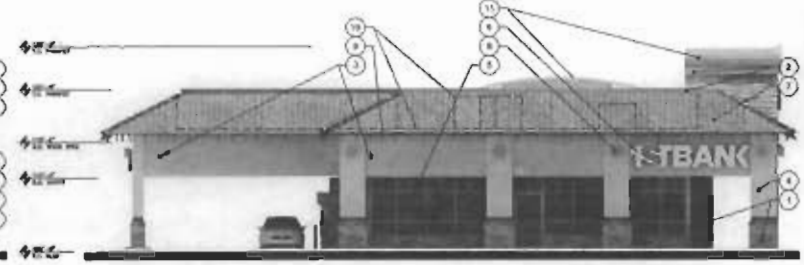
APPROVALS

- 1. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 2. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 3. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 4. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 5. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 6. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 7. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 8. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 9. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.
- 10. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN.

REVISION/REVISION	DATE	NO.
DEVELOPMENT REVIEW	05.10.05	1
DESIGN BY	05.10.05	2
REVISION BY	05.10.05	3
REVISION BY	05.10.05	4
REVISION BY	05.10.05	5
REVISION BY	05.10.05	6
REVISION BY	05.10.05	7
REVISION BY	05.10.05	8
REVISION BY	05.10.05	9
REVISION BY	05.10.05	10



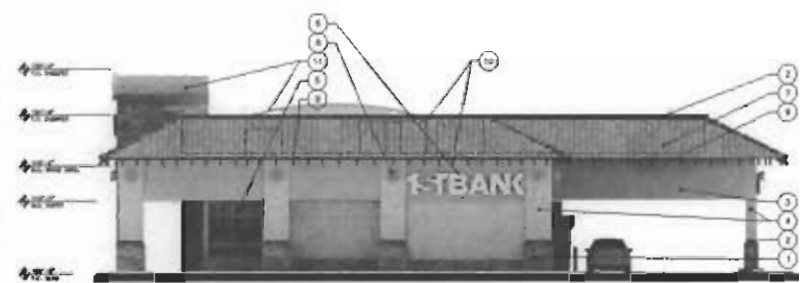
1 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"



5 TRASH CONTAINER ELEVATIONS
1/8" = 1'-0"

MATERIAL AND COLOR LEGEND	
1 STONE VENEER	BY CUSTOMER STONE CHANDLER, SOUTHERN LEADSTONE 224-2254
2 PAINTED STUCCO FINISH	BY 10 SEPTONITE #114
3 ROOF TILE TO MATCH EXISTING CLADDING	BY 10 MORRIS TRADING #118
4 PAINTED STUCCO FINISH	BY 10 EARLY ORANGE #118
5 STONEFRONT AND ACCENT	BY 10 #118 CHAMPAGNE ANTIQUE FINISH
6 TERRAZZO SIGN	BY 10 #118
7 ROOF TILE	BY 10 MORRIS TRADING #118
8 LIGHT FINISH	BY 10 #118
9 WOOD END SUPPORTS	BY 10 #118
10 ROOF AND ROOF BEAMS	BY 10 #118
11 STANDING SEAM METAL ROOF SYSTEM	BY 10 #118

FIRST BANK HOLDING CO.
90TH ST. / VIA LINDA

8900 EAST VIA LINDA
SCOTTSDALE, AZ 85258

1STBANK

BUILDING ELEVATIONS
TRASH ENCLOSURE
ELEVATIONS

DATE BY	DATE BY
05.10.05	05.10.05
05.10.05	05.10.05
05.10.05	05.10.05

5 OF 13

SPA PROJECT # 04052.00.000

REVISION	DATE	BY
DEVELOPMENT REVIEW	05.10.06	
ISSUE #1	05.10.06	
ISSUE #2	06.14.06	



1 90TH STREET, STREET SCAPE ELEVATION
NO SCALE



2 VIA LINDA, STREET SCAPE ELEVATION
NO SCALE

FIRST BANK HOLDING CO.
90TH ST. / VIA LINDA

8900 EAST VIA LINDA
SCOTTSDALE, AZ 85258

1-BANK

STREET SCAPE
ELEVATIONS

DRAWN BY: WAD
CHECKED BY: -
SHEET FILE: 5 OF 14 STREET SCAPE ELEVATIONS
SHEET NUMBER: 6 OF 13
D.P.A. PROJECT # 04252.00.000



1 SOUTHEAST PERSPECTIVE
1 of 10 NO SCALE



2 NORTHWEST PERSPECTIVE
2 of 10 NO SCALE



2001 BLANK STREET, SUITE 100
SCOTTSDALE, AZ 85258
TEL: 480.344.1111
WWW.DAVISPARTNERSHIP.COM

CONSULTANT NAME
CONSULTANT ADDRESS
CONSULTANT CITY

DESCRIPTION	DATE	REV.
DEVELOPMENT REVIEW	05.15.06	
REVISION #1	05.16.06	
REVISION #2	06.14.06	

FIRST BANK HOLDING CO.
90TH ST. / VIA LINDA
8900 EAST VIA LINDA
SCOTTSDALE, AZ 85258



BUILDING PERSPECTIVES

DRAWN BY: JMS
CHECKED BY: CR
SHEET FILE: BUILDING PERSPECTIVES.DWG
EXAMINED AND IN CHARGE: JMS

7 OF 13

D.P.A. PROJECT # 04292.00.000

81-DR-2005#2
REV: 06/15/2006